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2015-008063

Klamath County, Oregon



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07/22/2015 03:33:58 PM

Fee: \$47.00

After recording, please send to:
Magic Duck Club, LLC
711 N. Eldorado Avenue
Klamath Falls, OR 97601

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 22nd day of July, 2015.

By Grantors: **Gerald A. Massini and Susan B. Massini as Trustees of the Gerald A. Massini and Susan B. Massini Living Trust dated September 22, 1993, as to their undivided ½ interest; and Frederick Graeber and Tamara Graeber, As Trustees of the Frederick Graeber and Tamara Graeber Joint Living Trust, as to their undivided ½ interest.**

To Grantee: **Magic Duck Club, LLC**

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

Lot 48, the Northerly 768.90 feet of Lot 61, the North 768.90 feet of Lots 58, 59, and 60, and all of Lot 49, in vacated Midland Tract, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER

855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Gerald A. Massini, Trustee
Gerald A. Massini, Trustee

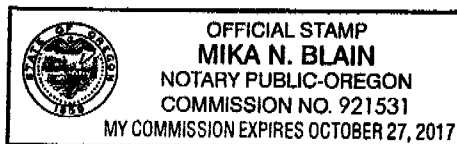
Susan B. Massini, Trustee
Susan B. Massini, Trustee

Frederick Graeber, Trustee
Frederick Graeber

Tamara Graeber, Trustee
Tamara Graeber

STATE OF OREGON)
County of Klamath) ss.

The above-mentioned persons, Gerald A. Massini and Susan B. Massini and Frederick Graeber and Tamara Graeber, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 22nd day of July, 2015.



Mika N. Blain
Notary Public for Oregon
My Commission Expires: 10-27-17